

Pachkovsky, Alex

From: Zachary Upton <uptonpropertiesct@gmail.com>
Sent: Sunday, February 16, 2020 6:55 PM
To: HSGTestimony
Subject: Public Hearing Testimony

To Whom It May Concern,

I am a 26 year old small business owner in the home improvement industry. I recently bought a 2 family home in the Black Rock neighborhood of Bridgeport. I live in one of the units and just finished renovating the other unit. The down payment for me represented years of hard work and savings. I've also been working nights fixing up my house since I bought it in September.

It has recently been brought to my attention that there are bills being introduced in the State House and Senate and I would like to express my concern over some of them.

SB 105- For me as a very new landlord I don't have the resources to go through a long period of non-payment. Any legislation that makes it harder and more costly for me to get a rental unit back under my control is a bill that is extremely dangerous for property owners everywhere.

SB 109- This bill is very alarming because of the potential risk of putting yourself/others in a dangerous situation without any knowledge.

HB 5122- This is another bill that punishes landlords both legally and financially when they protect themselves and their tenants.

HB5123- Everyone wants to reduce the dangers of lead poisoning but under this proposal it makes owning an old house not worth the risk.

HB 5126- I believe this is just another bill that punishes landlords for holding tenants responsible for their actions. If your tenants don't pay rent on time there are real consequences as a landlord.

5118- As a small, first time landlord I cannot afford to install costly security cameras on my property.

I hope that this helps in some kind of way. I invested everything I have into real estate so to punish me and other landlords by investing in real estate is not the answer.

Sincerely,
Zachary Upton